

Mitigation Monitoring and Reporting Program

IKEA Retail Store Project

City of Burbank

(SCH No. 2013011049)

Prepared for:

City of Burbank
Community Development Department
Planning & Transportation Division
150 North Third Street
Burbank, California 91502

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LIST OF ACRONYMS

ARB	Air Resources Board
BMP	best management practice
BPD	Burbank Police Department
Caltrans	California Department of Transportation
CEQA	California Environmental Quality Act
CFC	chlorofluorocarbon
EIR	environmental impact report
GHG	greenhouse gas
MLD	most likely descendant
MMRP	Mitigation Monitoring and Reporting Program
MS4	Municipal Separate Stormwater Sewer Systems
NAHC	Native American Heritage Commission
NOx	nitrogen oxides
PCB	polychlorinated biphenyl
SCAQMD	South Coast Air Quality Management District
SCRRA	Southern California Regional Rail Authority
SWPPP	Storm Water Pollution Prevention Plan

1.0 INTRODUCTION

1.1 OVERVIEW

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared pursuant to the California Environmental Quality Act (CEQA) and the *State CEQA Guidelines*. It provides for the monitoring of mitigation measures required of the IKEA Retail Store Project (proposed Project), as set forth in the Environmental Impact Report (EIR).

Section 21081.6 of the *California Public Resources Code* and Sections 15091(d) and 15097 of the *State CEQA Guidelines* require public agencies “to adopt a reporting or monitoring program for changes to the project which it has adopted or made a condition of project approval in order to mitigate or avoid significant effects on the environment.” An MMRP is required for the proposed Project because the EIR identified potentially significant adverse impacts and identified mitigation measures to reduce some of those impacts to a less-than-significant level.

This MMRP will be adopted by the City Council when it approves the proposed Project.

This MMRP will be kept on file at the City of Burbank Planning and Transportation Division, 150 North Third Street, Burbank, California 91502.

1.2 PURPOSE

This MMRP has been prepared to ensure that all required mitigation measures are implemented and completed according to schedule and maintained in a satisfactory manner throughout implementation of the IKEA Retail Store Project. Because impact conclusions for certain impacts depend on the implementation of specific policies and programs of the IKEA Retail Store Project, policies and programs that are required by the EIR to reduce or avoid environmental impacts are also included in the MMRP. The MMRP may be modified by the City in response to changing conditions or circumstances. A summary table (**Table 1.0-1, Summary of Project Impacts, Mitigation Measures, and Residual Impacts**) has been prepared to assist the responsible parties in implementing the MMRP. The table identifies individual mitigation measures and, for each measure, identifies monitoring/mitigation timing, responsible persons/agencies, monitoring procedures, and a record of implementation of the mitigation measures. The numbering of mitigation measures follows the sequence established in the EIR.

1.3 ROLES AND RESPONSIBILITIES

Unless otherwise specified herein, the Project applicant is responsible for taking all actions necessary to implement the mitigation measures according to the provided specifications and for demonstrating

that each action has been successfully completed. The Project applicant, at its discretion, may delegate implementation responsibility or portions thereof to a licensed contractor.

1.4 CHANGES TO MITIGATION MEASURES

Any substantive change to the MMRP shall be documented in writing. Modifications to the mitigation measures may be made by the City subject to one of the following findings and documented by evidence included in the record:

1. The mitigation measure included in the EIR and the MMRP is no longer required because the significant environmental impact identified in the EIR has been found not to exist, or to occur at a level that makes the impact less than significant as a result of changes in the Project, changes in conditions of the environment, or other factors.

OR

2. The modified or substituted mitigation measure to be included in the MMRP provides a level of environmental protection equal to or greater than that afforded by the mitigation measure included in the EIR and the MMRP.

AND

3. The modified or substituted mitigation measures do not have significant adverse effects on the environment in addition to or greater than those that were considered by the City Council in its decisions regarding the EIR and the proposed Project.

AND

4. The modified or substituted mitigation measures are feasible, and the City, through measures included in the MMRP or other established City procedures, can ensure their implementation.

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the Project file with the MMRP and shall be made available to the public upon request.

Table 1.0-1, Summary of Project Impacts, Mitigation Measures, and Residual Impacts, should guide the City in its evaluation and documentation of the implementation of mitigation measures. The columns identified in the table are described as follows:

- Mitigation Measure: Provides the text of the mitigation measures identified in the EIR.
- Timing/Schedule: Identifies the time frame in which the mitigation will take place.
- Implementation Responsibility: Identifies the entity responsible for complying with mitigation measure requirements.
- Implementation and Verification: These fields are to be completed as the MMRP is implemented. The Action column describes the type of action taken to verify implementation. The Date Completed column is to be dated and initialed by the City based on the documentation provided by qualified contractors, or through personal verification.

Table 1.0-1
Summary of Project Impacts, Mitigation Measures, and Residual Impacts

				Implementation and Verification	
Mitigation Measure		Timing/ Schedule	Implementation Responsibility	Action	Date Completed
Cultural Resources					
5.3-1:	Should unexpected archaeological resources be discovered during ground disturbing activities, work in the immediate area of the discovery shall be halted and the City shall require an assessment by a qualified archaeologist to determine the significance of the find. The City shall require preparation and implementation of a treatment plan outlining measures for monitoring, data recovery, and/or handling discoveries determined to be significant.	During construction	Project applicant	Monitor Notify Prepare Assessment Implement Treatment Plan	
5.3-2:	Should unexpected paleontological resources be discovered during ground-disturbing activities, work in the immediate area of the discovery shall be halted and the City shall require an assessment by a qualified paleontologist to determine the significance of the find. The City shall require preparation and implementation of a treatment plan outlining measures for monitoring, data recovery, and/or handling discoveries determined to be significant.	During construction	Project applicant	Monitor Notify Prepare Assessment Implement Treatment Plan	
5.3-3:	Should undiscovered human remains be uncovered during any project site development activities, the requirements for treatment of such remains will be followed. Those requirements are addressed in California Health and Safety Code Sections 7050.5 and 7052 and California Public Resources Code Section 5097. If human remains are uncovered during ground-disturbing activities, all such activities within a 100-foot radius of the find shall be halted immediately and the project applicants'	During construction	Project applicant	Monitor Notify Comply with statutory requirements for handling human remains	

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
designated representative shall be notified.				
The project applicant shall immediately notify the county coroner and a qualified professional archaeologist. The coroner is required to examine all discoveries on State lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). The project applicants' responsibilities for acting upon notification of a discovery of Native American human remains are identified in detail in the California Public Resources Code Section 5097.9. The City of Burbank or its appointed representative and the professional archaeologist are then required to contact the Most Likely Descendant (MLD), as determined by the NAHC, regarding the remains. The MLD, in cooperation with the property owner and the lead agencies, would then determine the ultimate disposition of the remains.				
Geology/Soils				
5.4-1:	The proposed site geotechnical related improvements shall be designed to have factor of safety as determined by the City Engineer.	During design and prior to issuance of building permits.	Project applicant	Prepare and submit plans
Greenhouse Gases				
5.5-1:	To reduce construction-generated greenhouse gas (GHG) emissions, projects seeking discretionary approval from the City shall implement all feasible measures for reducing GHG emissions associated with construction that are recommended by the City	Demonstrate compliance through design and	Project applicant	Maintain records of services and procurement to demonstrate

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification Date Completed
<p>and/or South Coast Air Quality Management District (SCAQMD) at the time individual portions of the site undergo construction.</p> <p>The project applicant(s) for any particular discretionary project may submit a report to the City that substantiates why specific measures are considered infeasible for construction of that particular discretionary project and/or at that point in time. By requiring that the list of feasible measures be established prior to the selection of a primary contractor, this measure requires that the ability of a contractor to effectively implement the selected GHG reduction measures be inherent to the selection process.</p> <p>The recommended measures for reducing construction-related GHG emissions at the time of writing this EIR are listed below. The list will be updated as new technologies or methods become available. The project applicant(s) shall, at a minimum, be required to implement the following:</p> <p>Improve fuel efficiency of construction equipment:</p> <ul style="list-style-type: none"> • Reduce unnecessary idling (modify work practices, install auxiliary power for driver comfort). • Perform equipment maintenance (inspections, detect failures early, corrections). • Train equipment operators in proper use of equipment. • Use the proper size of equipment for the job. • Use equipment with new technologies (repowered engines, electric drive trains). <p>Use alternative fuels for electricity generators and welders at construction sites such as propane or solar, or use electrical power.</p> <p>Use an Air Resources Board (ARB)-approved low-carbon fuel for construction equipment. Emissions of Nitrogen oxides (NOx) from the use of low carbon fuel must be reviewed by the City prior to installation.</p> <p>Reduce electricity use in the construction offices by using best-</p>	<p>construction specifications, as well as during demolition and construction operations (1-6).</p> <p>7. Prior to issuance of grading permit</p>		<p>compliance, such as vehicle logs, fuel purchases, demolition and debris removal, manifests, etc. (1-6).</p> <p>7a. Prepare and submit plan for approval.</p> <p>7b. Maintain records/logs of operations.</p>

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification	
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<p>available technology and replacing heating and cooling units with more efficient ones.</p> <p>Recycle or salvage nonhazardous construction and demolition debris. (Goal of at least 20 percent based on costs for building materials, and based on volume for roadway, parking lot, sidewalk, and curb materials.)</p> <p>Use locally sourced or recycled materials for construction materials.</p> <p>Develop a plan to efficiently use water for adequate dust control. This may consist of the use of non-potable water from a local source.</p>				
Hazards and Hazardous Materials				
5.6-1: During demolition of existing structures, buildings and equipment containing polychlorinated biphenyls (PCBs), mercury, chlorofluorocarbons (CFCs), or tritium-containing emergency exit signs, may be encountered. If such equipment is encountered, it shall be disposed of and/or recycled in accordance with all applicable laws and regulations.	During demolition	Project applicant's construction contractor	Maintain records regarding types encountered and quantities disposed.	
Hydrology/Water Quality				
5.7-1: As part of the Project design and prior to the start of construction, the applicant will coordinate with the Southern California Regional Rail Authority (SCRRA) to ensure that the storm and drainage system meets SCRRA requirements identified to prevent any disruptions to SCRRA's right-of-way. Utilities that are constructed above or under the railroad right-of-way shall be submitted to SCRRA for review prior to approval of construction by the City to assure that they adhere to SCRRA engineering Standards.	Project design stage and prior to issuance of building permits.	Project applicant; SCRRA	Maintain SCRRA submittals and approvals.	
5.7-2: Prior to construction, activities subject to the Municipal Separate	Prior to	Project applicant;	Prepare SWPPP	

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
Stormwater Sewer Systems (MS4) permit requirements for construction activity must develop and implement a storm water pollution prevention plan (SWPPP). If the project will disturb greater than 1 acre of soil, the SWPPP will classify the Project under a Risk Level and will need to identify the Best Management Practices (BMPs) that will be employed to prevent soil erosion and discharge of other construction related pollutants. A monitoring program would also be required to ensure that BMPs are implemented according to the SWPPP and are effective at controlling discharges of pollutants that are related to construction and post-construction activities.	construction.	Public Works Department; CDD Building Division		
Noise				
5.9-1: During demolition and construction activities, utilize demolition methods to minimize vibration, where feasible: <ol style="list-style-type: none"> 1. Select demolition method to minimize vibration, where possible (e.g., sawing masonry into sections rather than demolishing it by pavement breakers). Avoid vibratory rollers and packers near sensitive areas. 2. Schedule phase demolition, earthmoving and ground-impacting operations so as not to occur in the same time period. Unlike noise, the total vibration level produced could be significantly less when each vibration source operates separately. 3. During demolition and construction activities, where feasible, operate earthmoving equipment on the construction site as far away from sensitive receptors as possible. Develop construction activity schedules to minimize noise and vibration activities adjacent to sensitive receptors to the fullest extent possible. 4. To the degree feasible, avoid activities within 100 feet of the Little Angels School during regular school hours. 	During demolition and construction activities	Project applicant's construction contractor	Maintain records, including vehicle logs and a schedule of demolition activity phasing.	

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
Transportation/Traffic				
<p>5.11-1: Intersection 27 – Flower Street & Alameda Avenue</p> <p>The modification of the southbound approach to the intersection of Flower Street and Alameda Avenue to add an exclusive right-turn lane is proposed. The improvement would require shifting the striped median by two feet such that the southbound approach would be 22 feet wide and the northbound departure would be 18 feet wide. With the improvement, the southbound approach would provide one shared left-turn/through lane and one exclusive right-turn lane. The northbound departure would continue to provide one travel lane.</p>	During design and construction and prior to operation of the project.	<p>Project applicant and general contractor shall complete the design.</p> <p>Public Works shall approve the design of improvements.</p>	Design of improvement. Construction of improvement.	
<p>5.11-2: Intersection 28 – S. San Fernando Boulevard and Alameda Avenue</p> <p>Three potential mitigation options for this intersection are considered:</p> <p>Mitigation Option 1: The eastbound approach to the intersection would be modified to add a second left-turn lane. The improvement would require widening the west leg of the intersection into the existing sidewalk by four feet on the south side of Alameda Avenue in order to accommodate the new eastbound left-turn lane and adequate receiving width for the existing Northbound dual left-turn lanes. With the improvement, the eastbound approach would provide two left-turn lanes, one through lane, and one shared through/right-turn lane. The eastbound left-turn signal phasing would be modified from protected-permissive to protected operation.</p> <p>Mitigation Option 2: The southbound approach to the intersection would be widened to add an exclusive right-turn lane. The improvement would require widening the north leg of the intersection into the existing sidewalk by two feet on the</p>	During design and construction and prior to operation of the project.	<p>Project applicant and general contractor shall complete the design.</p> <p>Public Works shall approve the design of improvements.</p>	Design of improvement. Construction of improvement.	

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification Action Date Completed
<p>west side of the intersection in order to accommodate the new right-turn lane. With the improvement, the southbound approach would provide one left-turn lane, two through lanes, and one right-turn lane.</p> <p>Mitigation Option 3: This mitigation measure combines Mitigation Option 1 and Mitigation Option 2 into one larger improvement, including both a second eastbound left-turn lane and an exclusive southbound right-turn lane.</p> <p>While Mitigation Option 1 would reduce impacts to less than significant, the City is recommending Mitigation Option 3 as it would both reduce impacts to less than significant and improve circulation in the immediate area.</p>			
<p>5.11-3: Prior to obtaining a demolition or grading permit, the applicant shall prepare and submit to the Burbank Public Works Department for review and approval detailed construction traffic management plans, including street approval detailed construction traffic management plans, including street closure information, detour plans, haul routes, and staging plans as necessary for any off-site work that would encroach on public right-of-way. The construction traffic management plans shall include the following elements, as appropriate:</p> <ul style="list-style-type: none"> • Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers. • Schedule construction-related deliveries to reduce travel during peak travel periods. • Obtain the required permits for truck haul routes from the City of Burbank prior to the issuance of any permit for the Project. • Obtain a California Department of Transportation (Caltrans) 	Prior to issuance of demolition or grading permits.	Project applicant; Public Works Department; and Building Division.	<p>Prepare Traffic Management Plan</p> <p>Implement Traffic Management Plan.</p>

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification	
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<p>transportation permit for the use of oversized transport vehicles on Caltrans facilities.</p> <ul style="list-style-type: none"> • Provisions for temporary traffic control during all construction activities adjacent to public right-of-way to improve traffic flow on public roadways (e.g., flag person). • Construction-related vehicles shall not park on surrounding public streets. • Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers. • Schedule construction-related deliveries to reduce travel during peak travel periods. • Obtain the required permits for truck haul routes from the City of Burbank prior to the issuance of any permit for the Project. • Obtain a Caltrans transportation permit for use of oversized transport vehicles on Caltrans facilities. • Outline adequate measures to ensure emergency vehicle access during all aspects of Project construction, including, but not limited to, the use of flagmen during partial closures to streets surrounding the Project site to facilitate the traffic flow until construction is complete. • Include the implementation of security measures during construction in areas that are accessible to the general public to help reduce any increased demand on Burbank Police Department (BPD) services, including fencing construction areas, providing security lighting, and providing security personnel to patrol construction sites. 				
5.11-4: Prior to the initiation of demolition and/or construction activities, the Applicant will comply with the request and alert the	Prior to initiation of	Project applicant.	Send notice.	

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification	
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construction contractor of existing bus facilities and services present in the area and contact Metro Bus Operations Control Special Events Coordinator in order to avoid temporary impacts during construction.	demolition or construction activities	Los Angeles County Metro Bus Operations Special Events Coordinator	Maintain copy of notice and other correspondence.	
Cultural Resources				
5.3-1: Should unexpected archaeological resources be discovered during ground disturbing activities, work in the immediate area of the discovery shall be halted and the City shall require an assessment by a qualified archaeologist to determine the significance of the find. The City shall require preparation and implementation of a treatment plan outlining measures for monitoring, data recovery, and/or handling discoveries determined to be significant.	During construction	Project applicant	Monitor Notify Prepare Assessment Implement Treatment Plan	
5.3-2: Should unexpected paleontological resources be discovered during ground-disturbing activities, work in the immediate area of the discovery shall be halted and the City shall require an assessment by a qualified paleontologist to determine the significance of the find. The City shall require preparation and implementation of a treatment plan outlining measures for monitoring, data recovery, and/or handling discoveries determined to be significant.	During construction	Project applicant	Monitor Notify Prepare Assessment Implement Treatment Plan	
5.3-3: Should undiscovered human remains be uncovered during any project site development activities, the requirements for treatment of such remains will be followed. Those requirements are addressed in California Health and Safety Code Sections 7050.5 and 7052 and California Public Resources Code Section 5097. If human remains are uncovered during ground-disturbing activities, all such activities within a 100-foot radius of the find	During construction	Project applicant	Monitor Notify Comply with statutory requirements for handling human remains	

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
shall be halted immediately and the project applicants' designated representative shall be notified.				
<p>The project applicant shall immediately notify the county coroner and a qualified professional archaeologist. The coroner is required to examine all discoveries on State lands (Health and Safety Code Section 7050.5[b]). If the coroner determines that the remains are those of a Native American, he or she must contact the Native American Heritage Commission (NAHC) by phone within 24 hours of making that determination (Health and Safety Code Section 7050[c]). The project applicants' responsibilities for acting upon notification of a discovery of Native American human remains are identified in detail in the California Public Resources Code Section 5097.9. The City of Burbank or its appointed representative and the professional archaeologist are then required to contact the Most Likely Descendant (MLD), as determined by the NAHC, regarding the remains. The MLD, in cooperation with the property owner and the lead agencies, would then determine the ultimate disposition of the remains.</p>				
Geology/Soils				
5.4-1: The proposed site geotechnical related improvements shall be designed to have factor of safety as determined by the City Engineer.	During design and prior to issuance of building permits.	Project applicant	Prepare and submit plans	
Greenhouse Gases				
5.5-1: To reduce construction-generated greenhouse gas (GHG) emissions, projects seeking discretionary approval from the City shall implement all feasible measures for reducing GHG emissions	Demonstrate compliance through	Project applicant	Maintain records of services and procurement to	

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification Date Completed
<p>associated with construction that are recommended by the City and/or South Coast Air Quality Management District (SCAQMD) at the time individual portions of the site undergo construction.</p> <p>The project applicant(s) for any particular discretionary project may submit a report to the City that substantiates why specific measures are considered infeasible for construction of that particular discretionary project and/or at that point in time. By requiring that the list of feasible measures be established prior to the selection of a primary contractor, this measure requires that the ability of a contractor to effectively implement the selected GHG reduction measures be inherent to the selection process.</p> <p>The recommended measures for reducing construction-related GHG emissions at the time of writing this EIR are listed below. The list will be updated as new technologies or methods become available. The project applicant(s) shall, at a minimum, be required to implement the following:</p> <ol style="list-style-type: none"> 1. Improve fuel efficiency of construction equipment: <ul style="list-style-type: none"> • Reduce unnecessary idling (modify work practices, install auxiliary power for driver comfort). • Perform equipment maintenance (inspections, detect failures early, corrections). • Train equipment operators in proper use of equipment. • Use the proper size of equipment for the job. • Use equipment with new technologies (repowered engines, electric drive trains). <p>Use alternative fuels for electricity generators and welders at construction sites such as propane or solar, or use electrical power.</p> <p>Use an Air Resources Board (ARB)-approved low-carbon fuel for construction equipment. Emissions of Nitrogen oxides (NOx) from the use of low carbon fuel must be reviewed by the City prior to installation.</p>	<p>design and construction specifications, as well as during demolition and construction operations (1-6).</p> <p>7. Prior to issuance of grading permit</p>		<p>demonstrate compliance, such as vehicle logs, fuel purchases, demolition and debris removal, manifests, etc. (1-6).</p> <p>7a. Prepare and submit plan for approval.</p> <p>7b. Maintain records/logs of operations.</p>

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification	
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<p>Reduce electricity use in the construction offices by using best-available technology and replacing heating and cooling units with more efficient ones.</p> <p>Recycle or salvage nonhazardous construction and demolition debris.</p> <p>Use locally sourced or recycled materials for construction materials.</p> <p>Develop a plan to efficiently use water for adequate dust control. This may consist of the use of non-potable water from a local source.</p>				
Hazards and Hazardous Materials				
5.6-1: During demolition of existing structures, buildings and equipment containing polychlorinated biphenyls (PCBs), mercury, chlorofluorocarbons (CFCs), or tritium-containing emergency exit signs, may be encountered. If such equipment is encountered, it shall be disposed of and/or recycled in accordance with all applicable laws and regulations.	During demolition	Project applicant's construction contractor	Maintain records regarding types encountered and quantities disposed.	
Hydrology/Water Quality				
5.7-1: As part of the Project design and prior to the start of construction, the applicant will coordinate with the Southern California Regional Rail Authority (SCRRA) to ensure that the storm and drainage system meets SCRRA requirements identified to prevent any disruptions to SCRRA's right-of-way. Utilities that are constructed above or under the railroad right-of-way shall be submitted to SCRRA for review prior to approval of construction by the City to assure that they adhere to SCRRA engineering Standards.	Project design stage and prior to issuance of building permits.	Project applicant; SCRRA	Maintain SCRRA submittals and approvals.	
5.7-2: Prior to construction, activities subject to the Municipal Separate Stormwater Sewer Systems (MS4) permit requirements for	Prior to construction.	Project applicant; Public Works	Prepare SWPPP	

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>construction activity must develop and implement a storm water pollution prevention plan (SWPPP). If the project will disturb greater than 1 acre of soil, the SWPPP will classify the Project under a Risk Level and will need to identify the Best Management Practices (BMPs) that will be employed to prevent soil erosion and discharge of other construction related pollutants. A monitoring program would also be required to ensure that BMPs are implemented according to the SWPPP and are effective at controlling discharges of pollutants that are related to construction and post-construction activities.</p>		<p>Department; CDD Building Division</p>		
Noise				
<p>5.9-1: During demolition and construction activities, utilize demolition methods to minimize vibration, where feasible:</p> <ol style="list-style-type: none"> 1. Select demolition method to minimize vibration, where possible (e.g., sawing masonry into sections rather than demolishing it by pavement breakers). Avoid vibratory rollers and packers near sensitive areas. 2. Schedule phase demolition, earthmoving and ground-impacting operations so as not to occur in the same time period. Unlike noise, the total vibration level produced could be significantly less when each vibration source operates separately. 3. During demolition and construction activities, where feasible, operate earthmoving equipment on the construction site as far away from sensitive receptors as possible. Develop construction activity schedules to minimize noise and vibration activities adjacent to sensitive receptors to the fullest extent possible. 4. To the degree feasible, avoid activities within 100 feet of the Little Angels School during regular school hours. 	<p>During demolition and construction activities</p>	<p>Project applicant's construction contractor</p>	<p>Maintain records, including vehicle logs and a schedule of demolition activity phasing.</p>	

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
Transportation/Traffic				
<p>5.11-1: Intersection 27 – Flower Street & Alameda Avenue</p> <p>The modification of the southbound approach to the intersection of Flower Street and Alameda Avenue to add an exclusive right-turn lane is proposed. The improvement would require shifting the striped median by two feet such that the southbound approach would be 22 feet wide and the northbound departure would be 18 feet wide. With the improvement, the southbound approach would provide one shared left-turn/through lane and one exclusive right-turn lane. The northbound departure would continue to provide one travel lane.</p>	During design and construction and prior to operation of the project.	<p>Project applicant and general contractor shall complete the design.</p> <p>Public Works shall approve the design of improvements.</p>	Design of improvement. Construction of improvement.	
<p>5.11-2: Intersection 28 – S. San Fernando Boulevard and Alameda Avenue</p> <p>Three potential mitigation options for this intersection are considered:</p> <p>Mitigation Option 1: The eastbound approach to the intersection would be modified to add a second left-turn lane. The improvement would require widening the west leg of the intersection into the existing sidewalk by four feet on the south side of Alameda Avenue in order to accommodate the new eastbound left-turn lane and adequate receiving width for the existing Northbound dual left-turn lanes. With the improvement, the eastbound approach would provide two left-turn lanes, one through lane, and one shared through/right-turn lane. The eastbound left-turn signal phasing would be modified from protected-permissive to protected operation.</p> <p>Mitigation Option 2: The southbound approach to the intersection would be widened to add an exclusive right-turn lane. The improvement would require widening the north leg of the intersection into the existing sidewalk by two feet on the</p>	During design and construction and prior to operation of the project.	<p>Project applicant and general contractor shall complete the design.</p> <p>Public Works shall approve the design of improvements.</p>	Design of improvement. Construction of improvement.	

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification Action Date Completed
<p>west side of the intersection in order to accommodate the new right-turn lane. With the improvement, the southbound approach would provide one left-turn lane, two through lanes, and one right-turn lane.</p> <p>Mitigation Option 3: This mitigation measure combines Mitigation Option 1 and Mitigation Option 2 into one larger improvement, including both a second eastbound left-turn lane and an exclusive southbound right-turn lane.</p> <p>While Mitigation Option 1 would reduce impacts to less than significant, the City is recommending Mitigation Option 3 as it would both reduce impacts to less than significant and improve circulation in the immediate area.</p>			
<p>5.11-3: Prior to obtaining a demolition or grading permit, the applicant shall prepare and submit to the Burbank Public Works Department for review and approval detailed construction traffic management plans, including street approval detailed construction traffic management plans, including street closure information, detour plans, haul routes, and staging plans as necessary for any off-site work that would encroach on public right-of-way. The construction traffic management plans shall include the following elements, as appropriate:</p> <ul style="list-style-type: none"> • Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers. • Schedule construction-related deliveries to reduce travel during peak travel periods. • Obtain the required permits for truck haul routes from the City of Burbank prior to the issuance of any permit for the Project. • Obtain a California Department of Transportation (Caltrans) 	<p>Prior to issuance of demolition or grading permits.</p>	<p>Project applicant; Public Works Department; and Building Division.</p>	<p>Prepare Traffic Management Plan</p> <p>Implement Traffic Management Plan.</p>

Mitigation Measure	Timing/ Schedule	Implementation Responsibility	Implementation and Verification	
			Action	Date Completed
<p>transportation permit for the use of oversized transport vehicles on Caltrans facilities.</p> <ul style="list-style-type: none"> Provisions for temporary traffic control during all construction activities adjacent to public right-of-way to improve traffic flow on public roadways (e.g., flag person). Construction-related vehicles shall not park on surrounding public streets. Include the implementation of security measures during construction in areas that are accessible to the general public to help reduce any increased demand on Burbank Police Department (BPD) services, including fencing construction areas, providing security lighting, and providing security personnel to patrol construction sites. 				
<p>5.11-4: Prior to the initiation of demolition and/or construction activities, the Applicant will comply with the request and alert the construction contractor of existing bus facilities and services present in the area and contact Metro Bus Operations Control Special Events Coordinator in order to avoid temporary impacts during construction.</p>	<p>Prior to initiation of demolition or construction activities</p>	<p>Project applicant.</p> <p>Los Angeles County Metro Bus Operations Special Events Coordinator</p>	<p>Send notice.</p> <p>Maintain copy of notice and other correspondence.</p>	